

USE AGREEMENT

This USE AGREEMENT is entered into between the UNITED STATES OF AMERICA (hereinafter referred to as the "Government"), acting through the DEPARTMENT OF ENERGY (hereinafter referred to as "DOE"), and Charles R. Sullivan (hereinafter referred to as the "Grantor"),

WITNESSETH THAT:

WHEREAS, DOE, through its authorized representatives, agents, contractors, and subcontractors desires to perform, pursuant to Public Laws 95-91, Department of Energy Organization Act, and 96-463, Comprehensive Environmental Response, Compensation and Liability Act of 1980 as amended by 99-499, Superfund Amendments and Reauthorization Act of 1986, certain data-gathering, testing, exploration, and other work on the Grantor's portion of property as shown within Parcel "A" on the map attached hereto as Exhibit A in connection with DOE's Interagency Agreement dated January 22, 1991: and

WHEREAS, the Grantor owns and controls the property designated in Exhibit A;

NOW THEREFORE, it is agreed that:

1. The Grantor owns and controls certain real property (hereinafter referred to as the "Property"), designated in Exhibit A, and hereby grants to DOE, its authorized representatives, agents, contractors, and subcontractors without payment of any land use charge, right of entry in, across, and over the Property to carry out the environmental monitoring activities as described in Exhibit B; PROVIDED, that such right of entry is subject to existing easements for public roads and highways, public utilities, railroads and pipelines; PROVIDED FURTHER, that such grant of right of entry reserves to the Grantor, his heirs, executors, administrators, successors and assigns, all right, title, interest and privilege as may be used and enjoyed without interfering with or

USE AGREEMENT NO.

abridging the rights hereby granted to DOE, its authorized representatives, agents, contractors and subcontractors. Notwithstanding the foregoing, such grant shall be construed as only a license and shall terminate by its terms 60 days after delivery hereof.

2. The Government shall be responsible for any loss or destruction of, or damage to, the Grantor's real and personal property caused by the activities of DOE in exercising any of the rights hereby granted in this Use Agreement: PROVIDED, that such responsibility shall be limited to restoration of such real and personal property to a condition comparable to its condition on the effective date of the Use Agreement by techniques of back-filling, seeding, sodding, landscaping, repair or replacement, and such other method as may be agreed to between the parties, subject to the availability of appropriated funds.
3. The provisions of this Use Agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, personal representatives, successors, and assigns of the Grantor. The Grantor shall notify the Realty Officer if the property is, or at any time during the term of the Agreement should become leased, sold, or otherwise transferred to another party. The "Realty Officer" means the person executing this Use Agreement on behalf of the Government, or any other officer or civilian employee who is properly designated Realty Officer; and the term includes, except as otherwise provided in this Use Agreement, the authorized representative of a Realty Officer acting within the limits of his authority. The Grantor shall also give written notice to any purchaser, lessee, or transferee of the applicability of the rights of the Government contained in this Use Agreement when such purchase, lease, or transfer takes place during the term of this Use Agreement.
4. The effective date of this Use Agreement shall be the date of execution by the Government. The term of this Use Agreement shall commence on the effective date hereof and shall continue for two months unless sooner terminated by the Government or Grantor by twenty-day prior written notice to the other.

5. Title to all personal property brought to the Property by DOE during the term of this Use Agreement shall remain in the Government, and such title shall not be affected by incorporation or attachment thereof to any property not owned by the Government, nor shall such personal property, or any part thereof, become a fixture or lose its identity as personal by reason of affixation to any realty. DOE shall remove all such personal property no later than 90 days after the expiration or termination of the Use Agreement and shall forthwith repair any damage caused by the actions of the Government. No permanent improvement, device, equipment or other thing or physical object shall be installed or remain on the Property. Any well, shaft, piezometer, pipe or other similar item shall not remain on the Property and all holes, borings, shafts shall be properly filled and compressed prior to the end of the term.

The Grantor shall not be liable for any loss or damage to Government-owned or Government-Furnished property, or for expenses incidental to such loss or damage, except that the Grantor shall be responsible for any such loss or damage (including expenses incidental thereto) which is caused by the actual act or willful misconduct, or gross negligence of the Grantor.

6. The Government shall have unlimited rights in all technical data first produced or specifically used in the performance of the work and experiments in connection with this Use Agreement. However, the Government shall provide Grantor with all data obtained; any analysis thereof and all reports generated in connection therewith within five days after receipt thereof. In addition, upon written request, DOE shall provide split samples to Grantor. Further, technical reports from DOE contractors or subcontractors shall be required for delivery to the Government and shall be made available to the public without restriction. For the purposes of this Use Agreement, the terms "technical data" and "unlimited rights" shall have the same meaning as provided in 927.401/Department of Energy Acquisition Regulation (DEAR).
7. DOE shall obtain all necessary permits or licenses and abide by all applicable Government, state, and local laws, regulations, and ordinances at its sole cost and expense.
8. If the Property is subject to any leases, subleases, or assignments of rights, the Grantor shall obtain the consent of the lessors, lessees, sublessee, and assignees as appropriate, to enter into this Use Agreement. Such consent shall be evidenced by their signatures in the space provided on the signature page.

9. The Government shall notify the Grantor at least 24 hours prior to the sampling event.

IN WITNESS WHEREOF, the parties hereto have executed this Use Agreement in several counterparts.

GRANTOR:

UNITED STATES OF AMERICA DEPARTMENT
OF ENERGYBy: Charles R. SullivanBy: Steven R. SchiesswohlDate: 5-5-93

Steven R. Schiesswohl
RFO Realty Officer
Property & Information Management
Branch
Rocky Flats Office
P. O. Box 928
Golden, Colorado 80402-0928

Date: 9/3/93

Concurred by EG&G Rocky Flats, Inc.
DOE Contractor, contract number
DE-AC04-90DP62349

By: N. HottelTitle: Manager AGM-ERNDate: 8/12/93

Consented to:

NamesInterestSignature

N/A

NW COR.

29-301-00-001

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INDIANA STREET

Approx.	sampling	location	WEST
1960	1960	1960	1960
1961	1961	1961	1961
1962	1962	1962	1962
1963	1963	1963	1963
1964	1964	1964	1964
1965	1965	1965	1965
1966	1966	1966	1966
1967	1967	1967	1967
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2042	2042	2042	2042
2043	2043	2043	2043
2044	2044	2044	2044
2045	2045	2045	2045

POINT

174

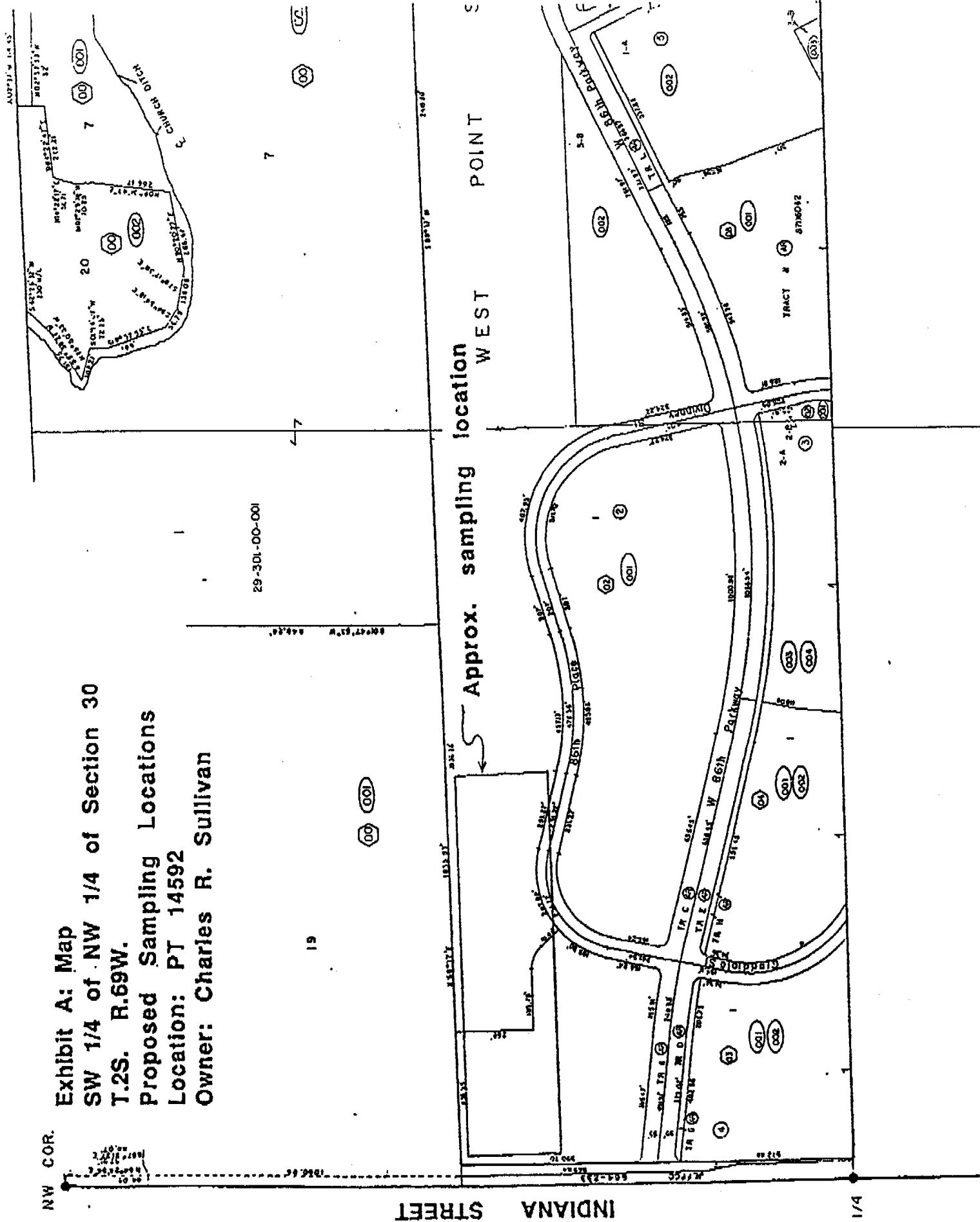


EXHIBIT B

OU 3 RFI/RI SAMPLING ACTIVITY DESCRIPTION - CHARLES R. SULLIVAN PROPERTY

The planned OU 3 sampling activities are detailed in the RFI/RI Work Plan. The Work Plan outlines the purpose, objectives, rationale and methods used to evaluate the presence or absence of contamination with OU 3. The Work Plan is based on the requirements of the Interagency Agreement (IAG) between the Department of Energy (DOE), the Environmental Protection Agency (EPA) and the State of Colorado Department of Health (CDH).

OU 3 sampling activities began in April, 1992 and are scheduled for completion by spring of 1993. A Final RFI/RI Report which details the result and conclusions from this study is scheduled for completion in January, 1994.

The map, attached to this correspondence, shows locations of sampling activities. Sample locations will be surveyed prior to the sampling event. Field adjustments could be made at the time of sampling to adjust specific sampling locations.

Sampling activities will not adversely affect environmental resources. OU 3 sampling activities on Charles R. Sullivan property involve collection of soil data. The collection of surface soil samples involves removing one quarter to one half inch of surface soil from a 3 x 3 inch square in 25 locations within a ten acre plot. The ten acre plot locations are shown on the Exhibit A map.

No other access or testing shall be permitted absent the express written consent of Charles R. Sullivan.